

SLOVAK FARMERS NOW IN ARKANSAS

What Has Been Done in
That State Might Be
Duplicated in Virginia.

FROM THE MINES TO THE BIG FARMS

Surplus Expended in Improving
Land and Increasing Quantity
of Live Stock—Origin and
Development of Colonies.
How Virginia May Learn
a Thing or Two.

BY W. J. LAUCK.

The project of securing Southern and Eastern Europeans as small farmers in the South renders it expedient to examine carefully all the experiments along this line which have already been made. One of the most instructive object lessons is furnished by some of the Slovak colonies in the southwest, and especially in Arkansas. What has been done in Slovakia, in that State, might be duplicated in Virginia or in any agricultural section of the South.

Although it is not listed in the postal guide or on the latest map of Arkansas, there is, nevertheless, a locality called Slovaktown, composed of fifty families of Slovaks, located fourteen miles south of DeWitt Bluff, and twelve miles north of Stuttgart, in Arkansas. At present the town is without a post-office, and it has no local store. It is a real foreign colony, planted by Americans and all. All the residents came originally from Europe. A colony was formed because a land company in Pittsburgh conceived the idea of securing this vacant land and inducing a group of Slovak miners to enter their earnings in homes in Arkansas. The farms of these fifty Slovaktown families are scattered over the prairie, and the whole number of inhabitants is about 250 persons. The majority of these people arrived in the mines of Illinois or Pennsylvania before coming to the community, although the older generation were born in Europe.

Kind of Farming Done.

Their farms vary from 20 to 300 acres. Most of the land in its natural state is clear of brush, and the whole region forms a natural pasture for cattle. The majority of the farmers are in the dairy business, selling their cream to neighboring creameries. Others sell corn and oats. Occasionally a little garden truck is sold in the neighboring towns.

Methods and Development of the Colony.
The Slovak Colonization Company, with head office in Pittsburgh, Pa., bought ten sections of land in this locality about 1891. They mapped out a town site of 100 acres in the center of the tract, which they divided into house lots, seventy by 150 feet. Broad streets and avenues were laid out, and improvements were made for a church and for a schoolhouse. The company intended to make a model town in the midst of the prairie. It advertised extensively in the Slovak newspapers, and finally ran excursions from Pennsylvania to Illinois for the purpose of bringing to view the property. In 1894 the first excursion came with fifty people, and a few bought land. The second excursion was run in 1895, and seven families settled. The company sold forty, eighty or 120 acres of land for \$100 an acre, requiring a certain percentage in cash, and the rest on time at a fixed rate of interest, the prevailing rates being from 6 to 8 per cent. Many Slovaks who came on these excursions picked out their land and returned to their homes to continue in the mines until they had earned enough money to pay for their entire, and have a balance on hand to help them through the first year on the farm.

Character of the Settlers.
All the settlers came originally from Austria, but before migration to this immediate locality the majority, as already pointed out, had found employment in the mines of Illinois and Pennsylvania. In Europe some of them had been farmers for themselves, others had worked on their parents' farms. They had engaged in coal mining in this country merely as a temporary employment, because it seemed the only way to them when they arrived in this country.

During the early years on the prairie the inhabitants had a hard struggle. They were so far away from civilization that they were obliged to depend wholly on their own resources for their subsistence. Some of the men left their families for four or five months of the year and went to the East to continue their work in the mines in order to secure additional money with which to improve their farms.

During the first eight years several families deserted the settlement, but within the past few years none of the property owners have left and a few new ones have come in.

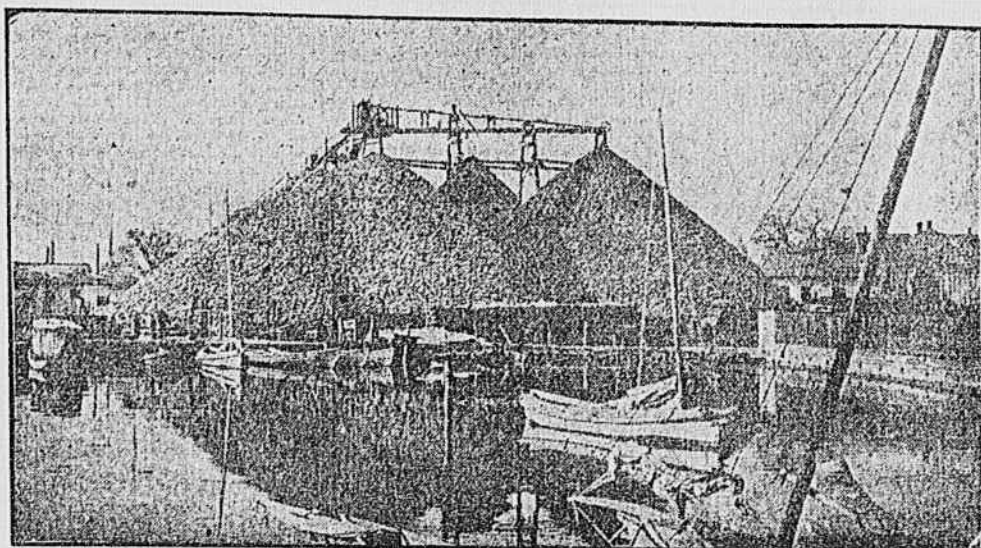
The Soil and Crops.

Most of the land in this vicinity of Slovaktown is of the heavy, rowley silt loam type. This soil is covered with a natural growth of prairie grasses. In the low and more poorly drained areas the grass is somewhat coarse, but, on the whole, it makes excellent hay and pasturage. Japanese clover and alfalfa are raised in large quantities. Large areas of the natural prairie grass are pastured and large quantities are cut and baled on the farm for feed or shipment. This soil yields from one to two tons per acre of native prairie hay. Oats yield in ordinary seasons from thirty to fifty bushels per acre; corn, from fifteen to forty bushels per acre. Cowpeas do exceedingly well on this soil and make excellent food for stock. Irish potatoes yield from 100 to 150 bushels per acre, and sweet potatoes from 200 to 300 bushels. All kinds of vegetables, such as cabbage, turnips, peas, beans, radishes, cucumbers, melons and cantaloupes, do well, but they are mostly grown for the home use.

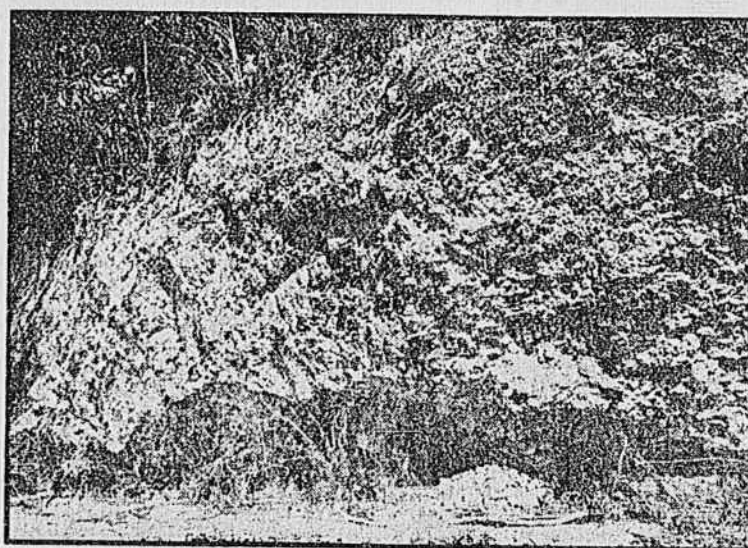
Near the streams the soil is of the Acacia silt loam type and is adapted to a large variety of farm crops. It is

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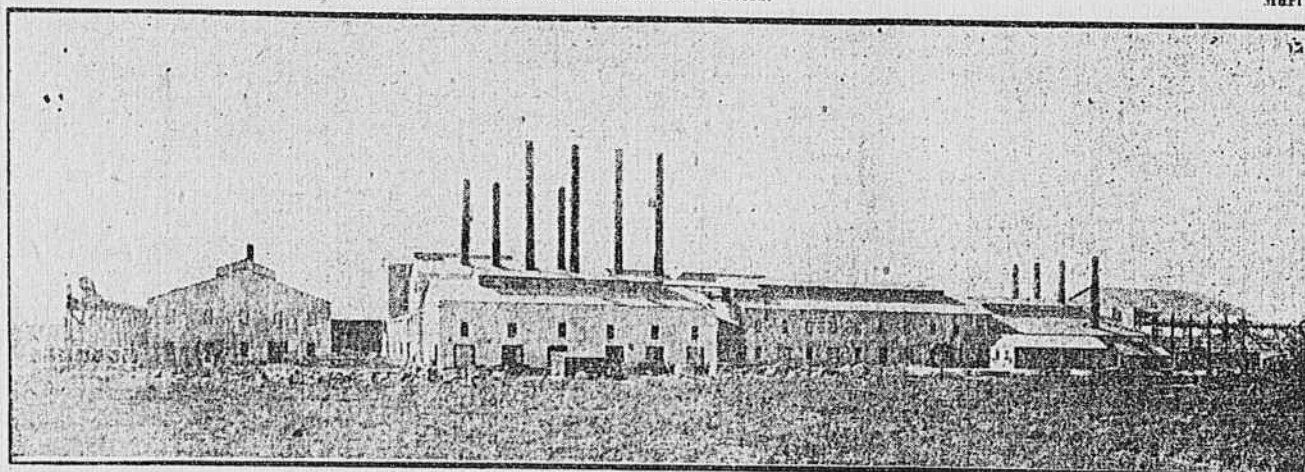
MARL AND LIME IN OLD VIRGINIA



Millions of lime-producing oyster shells now wasted.



Marl formations on lower James River.



Only cement plant in the United States using Virginia marl and clay. Located in Norfolk.



Marl beds at Yorktown, Va.

HOME CANNERIES; WHAT THEY ARE

There Should Be at Least One
in Every Good Virginia
Community.

PAYS TO USE SURPLUS CROPS

At Limited Cost Any Virginia
Farmer May Have a Small
Cannery.

BY FRANK S. WOODSON.

Away back yonder, almost a quarter of a century ago, I took advantage of my position as editor of a paper in a town of no mean pretensions to advocate the establishment of home canneries, that is to say, little factories in which the housewife and the children could make the surplus fruit and the surplus vegetables into marketable products that would sell all the winter through and bring in some money from various and sundry sources—money that the farms need.

Up in Pennsylvania county and Halifax county many farmers and their good wives took on to my idea, and several of them have done well with their little home canneries. I can but wish that they might have done better, and likely they would have done better if they had been more strictly business.

I do not know that the suggestion I made so long ago was really the beginning of the home canning business in the South, but I do think that up to the time I brought the subject up there was mighty little of it done, and I do know, furthermore, that a great deal of it is being done now. Anyhow the business is growing all over the South, and especially in Virginia.

An Alabama Idea.

Away down in Alabama there has been an awakening along this line. The Birmingham Ledger has been advocating the home canneries, and here is what it has recently said on the subject:

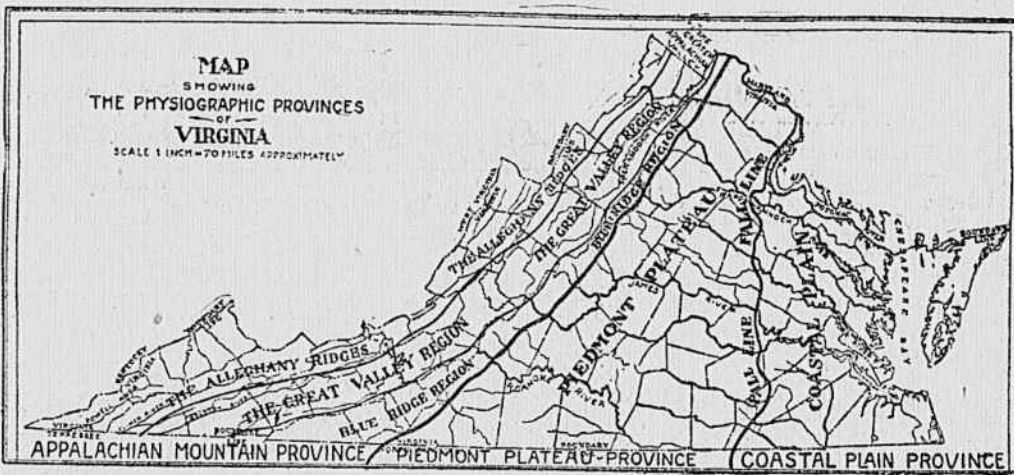
"Canning outfits can be had, from the little ones to use on a cooking stove, making twelve cans at a time, to the big \$600 ones to use as neighborhood shops where hundreds of dozens are packed of the same grade and brand.

"It is easy to operate a cannery, and there is good money in it if the owner will stick right by it and do the brain work and part of the hand work. The more hired labor the less the profits.

"On the farms and market gardens of Alabama there is immense waste, a shameful waste of vegetables and fruits and berries. All this waste can be turned into profit by canning the surplus into winter food or into canned goods that can be traded to the merchant or sold in the market town.

All Kinds of Canning.
"Now is the time to think of these things. The canning outfit can be bought and the cans be made ready before the rush of farm and garden work begins. Tomatoes and corn, beans and okra can be preserved in quantities. The berries and fruits can be taken in turn, and at a small outlay a full supply of canned goods may be put away for home use and the surplus sold to those who want it, at fair prices. There is a good demand for home-packed goods.

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Where to find marl and lime in Virginia.

VIEWES AND NEAR VIEWES, HINTS AND SUGGESTIONS

Virginia Hay—Another Woman Has a Say.
Where Are the Lime Kilns?—A Cry From
Hampton—Lunenburg Proposes to Get
in Centre of the Map.

BY FRANK S. WOODSON,
Industrial Editor.

This column is open to contributors who have something to say of a suggestive nature and who are willing to make hints and suggestions looking to the better development of the good old States of Virginia, West Virginia and North Carolina, and who can hold their suggestions down in any one issue to from 150 to 200 words. Such communications, addressed to the Industrial Editor, will receive prompt attention.

Hay in Virginia.

Some weeks ago I printed in the Industrial Section a very interesting article by G. B. Buchanan, of Woodford, Va. This article treated entirely of hay culture in Virginia, and Mr. Buchanan showed how he had turned the trick up in old Caroline county. I wondered at the time how this fellow Buchanan was, and I had the audacity to write to him and ask him just that thing. I have his reply, and a pleasant one it is. After dealing in some personal matters with which the publisher is in no way concerned, Mr. Buchanan says he was born in the West, and lived in different sections of the country, both rural and urban, until he was of the necessary age to make his own choice. When he came to make a choice he was not slow to strike out for Old Virginia. Now here is a striking thing that Buchanan says: "I do not exaggerate when I say that in Virginia I had better agricultural possibilities than in any other section I have seen." He goes on further to say that he is a Virginia booster because he knows whereof he speaks, and he further goes on to have a whole lot of good things to say about the good work of The Times-Dispatch and its Industrial Section, a department that no other paper in the United States has ever made a success of.

Evidently Mr. Buchanan knows a good thing when he sees it, and, by the way, he knows how to write about the good things he does see. This col-

umn of the Industrial Section are always open to Mr. Buchanan and his kind.

A Word From a Good Woman.

A dear, good woman writes the Industrial Editor that she is glad the "Views and Near Views" column has been opened to the women folks. She was struck with a hint a woman threw out in last Sunday's edition, and she wants to put in a word on the same terms; that is, that her name shall not be made public. Here is what she says:

"A woman's views in last Sunday's paper encourages another woman, who confesses to a much longer period of observation of religious and educational disadvantages, not in one locality, but in many, and found them just as represented.

"Of course, there are good schools in some counties, but in the backwoods they are poor indeed. Think of the country children's experiences last winter getting several miles to school, and make him time for the same two or three times a week. The teachers are always on hand in spite of weather and will draw full pay. If there are good teachers let them speak out and tell of methods, and success in teaching 'young ideas to shoot.' One teacher was a born in the West, and lived in different sections of the country, both rural and urban, until he was of the necessary age to make his own choice. When he came to make a choice he was not slow to strike out for Old Virginia. Now here is a striking thing that Buchanan says: 'I do not exaggerate when I say that in Virginia I had better agricultural possibilities than in any other section I have seen.' He goes on further to say that he is a Virginia booster because he knows whereof he speaks, and he further goes on to have a whole lot of good things to say about the good work of The Times-Dispatch and its Industrial Section, a department that no other paper in the United States has ever made a success of.

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BOOST RICHMOND; THE HOW AND WHY

Some Pungent Thoughts and
Suggestions From a Real Hust-
ling Richmond Booster.

EPIGRAMS THAT ARE EPIGRAM

BY H. M. H.

Boosting Richmond is good work. It is more. It is the sacred duty of every good citizen. Nobody will deny that. Then let every good booster boost by day and boost by night. Let every booster boost in his own way, according to his own best judgment and up to the limit of his capacity; sagacity, loquacity, tenacity and veracity, and let him keep everlastingly at it. There be many modes of boosting, most of them good. But when all is said, none brings such certain, great, permanent and satisfactory results as this: You must be prepared to deliver the goods.

Buyers must have what they want. They must have what they want at reasonable prices. They must have prompt service and faithful service. And they must have courteous and considerate treatment for the merchant and never forget that the buyer is the sole, final and untrammeled judge as to whether he gets what he is entitled to. And from his judgment there is no appeal. This is a hard saying, but no argument can long hold a disgruntled customer. There be many ways to drum trade and several ways to draw trade. There is but one way to hold trade. That way is to meet all competition—competition in prices and quality of goods, competition in efficient service, and competition in winning the confidence and friendship of buyers. And the trade that finally tells, that builds business that brings enduring prosperity, that founds fortunes, that makes cities, is the trade that you can tie to you, that you can fasten to you with hooks of steel; in a word, the trade that stays put. The old idea, summed up in the saying that 'any-

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HORSES SUITABLE FOR THE FARMER

Countryman's Views of What
Countryman Needs in Way
of Work Horses.

NAGS THAT MUST PULL PLOWS

Horses to Do All Kinds of Work
on Virginia Farms—Here
and There.

BY J. M. BELL.

The season has arrived when the farmer (who is at the same time a horse breeder) should consider well the choice of a stallion.

The writer, with all due modesty, is of the opinion that the heavy draft horse is not entirely suitable to the needs of the majority of Southern farmers.

Let us stop for a moment and consider. The big drafter, ranging in weight anywhere from 1,000 to 2,000 pounds, more or less, sometimes more. A horse of this type is a magnificent example of sturdy and honest strength. He is invaluable when used as a propeller for heavy loads on either city or country roads. He is the highest priced horse, on the whole, in the markets to-day, and he will continue to be a high priced commodity.

The 1,200-Pound Horse.
The animal of this type and weight makes a much more desirable one for the majority of Southern farmers than the heavy drafter. The reason for this is not hard to find. In the first place, this horse is much better suited to the term. Take, for instance, a farmer who only uses a pair of horses (and there are many of them in the South). This span of horses is expected to do regular farm work, year in and year out; also there are times when they will be required to perform the service of carriage and saddle horses, not often, perhaps, but still in the course of a year a sufficient number of times to prove that horses of their weight and conformation can, on occasions, make a fair showing in light harness, or under the saddle.

It is to the majority of Southern farmers who only keep a limited number of horses that the writer advises the use of medium weight animals. On the very large plantations mules are used for work and horses for pleasure. This has been the custom so long, that like the common law, "The memory of man runneth not to the contrary."

The pleasure horses of the Southern farms have always been of good blood, numbers of them being thoroughbred and possessing both beauty and speed. With the changes that are taking place, small farms will no doubt be the general rule in "Dixie Land" from now on, for it is apparent that the day is not far distant when plantation life, as it once was, will be a thing of the past.

The small farmer will work from two to four head of teams, his children will not be satisfied to drive the long-eared, shaggy-tailed mule to church or to school. Neither will they care to ride or drive the mountainous, heavy-legged, lumbering drafter. The ordinary farm in these days will not support horses kept exclusively for pleasure, and still the young folks in the country must have some fun, and of the sort that means a certain amount of riding and driving to obtain it.

The horse of medium size will fill the bill, either for work or for pleasure purposes—in other words, is the general service horse, handy before the plow, carriage or under the saddle. Heavy enough for all farm work, he

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REAL ESTATE AND BUILDING NEWS

A Week Not Specially
Active, but There Was
Something Doing.

LOOKING TO THE WESTWARD END

While Nothing Goes Begging
Anywhere in Richmond, the
Fact Is That Investors Keep
Their Eyes Skinned on
Properties in Western
Part of City.

The real estate situation for the past week has been interesting in more ways than one. In the first place, some of the agents have been thrown right much to see by a number of the investors. The agents have been showing the investors all kinds of supposed bargains and making all sorts of propositions as to advancing money on realty purchases. When the average real estate agent offers to lend money to make a purchase, or for any other purpose, as for that matter, it might as well be understood in the beginning that there are going to be very many trimmings in the way of fees and commissions and interest and recreation expenses and all that kind of thing; and as a general rule the up-to-date agent is pretty sure to get all that is coming to him in these various deals and transfers and loans. But there is a rumor about that certain bankers have quietly insinuated to some of the investors that square first mortgage loans on really valuable real estate can be made much cheaper in a direct way than through the agencies. Some of the real estate agents are figuratively speaking, standing right up on their hind legs about this banking proposition. At least one of them threatens to quit the business and go into politics. Some others say the banks and the real estate men must pull together or both will be hurt. Another crowd says: Let the banks go to thunder, and we will go our way, and so it goes.

Down to Business.
Anyhow, the business for the past week among real estate men was rather on the dull and quiet order. There were no very big sales made—that is, not in a lump—and so far as can be learned, there was no specially active inquiry for the industrial sites that are on the market.

Nevertheless, there was some right good business done in Richmond and out in the suburbs. There is always good business in Richmond, for this town is growing to the fullest extent in all directions, especially in the direction that leads to the setting sun.

A well informed observer who was interviewed yesterday said: "There has been a good deal of creditable activity, but no very extensive or suggestive sales were made the past week. True, there were some big swaps and trades, and a few good sales, and, including the swaps and trades with the actual sales, I guess the footings would be somewhere near a million and a half dollars, but mind you, all of these were not actual sales. For instance, one agent has confessed to me that in making deals which he intends to report to you as straight-out propositions and make his footings read about \$200,000, the fact is that it all hinged around one piece of property, which in the first analysis was not worth much over \$10,000."

"Thus you will see that what may be reported to you as a \$200,000 deal might in reality amount to only about \$10,000."

Nevertheless, there has been a lot of activity in Richmond the past week. It is very true that the deals actually closed were comparatively few, but some of them, at least three of which have already been told about in The Times-Dispatch, were of large importance. All of the agents have been doing business of one kind and another the past week, some of the larger deals having been already reported in the local columns.

Some Minor Details.
Charles A. Ross Company tell me of some good sales they made the past week, amounting in the aggregate to about \$12,000. These sales include two new houses on the Boulevard, between Floyd Avenue and Main Street, for which the sum of \$23,000 was paid. The other sales made by this firm in South Richmond, and there they closed out Seventh and Hull Street properties to the amount of \$15,000.

N. W. Bowe & Sons made a sale of thirty-six acres of suburban property, between Barton Heights and Ginter Park, which was sold for \$100,000. It was taken in by a syndicate proposing to cut the thirty-six acres up into lots, and make it a suburban development that will make Ginter Park and Barton Heights and the balance of them sit up and take notice.

This is the first time since the large old town and South Richmond sales, but the members of the house of Bowe are as usual, reticent as to details.

Towards the Setting Sun.
Several of the agencies report West End and far out end of town sales. Indeed, it seems that the eye of the investor is just now largely focused on extreme West End and west suburban property. It begins to look as if all the farms between Richmond and the Hanover county line up about Ashland are in time to be cut up into suburbs and suburban homes, and chicken ranches and the like of that.

Only last week Golsan & Nash sold a \$8,000 farm away out on the Broad Street Road, and this added to some big business that firm has been doing in Westhampton, Bon Air and South Richmond, makes a footing somewhere close to \$24,000 of deals for the past week.

H. Selden Taylor, Jr., tells me his firm sold No. 114 North Eighth Street last week to Chas. E. Spitzer for \$18,000, and the buyer is simply an investor.

Richeson & Crutchfield spent their force the past week largely on Seventeenth Street, and they tell me they

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